



Langdale Barn, Cold Cotes, Clapham, LA2 8HZ **Offers In The Region Of £320,000**

Located in the small hamlet of Cold Cotes on the western edge of the Yorkshire Dales, Langdale Barn is a 3 bedroom semi-detached barn conversion providing generous accommodation in this sought after location.

Ideal for those seeking a life in the country, the property is nonetheless within easy reach of amenities in Settle and Kirkby Lonsdale, with primary schools close by in Ingleton and Austwick, and excellent secondary options at Settle College and QES, Kirkby Lonsdale.

With scope for updating, viewing is essential in order to appreciate the potential and setting.

Langdale Barn



In brief, the ground floor accommodation comprises: generous living room with feature fireplace housing log-burning stove; large kitchen/diner; utility area; ground floor cloakroom and conservatory to the rear.

On the first floor, the landing provides access to 2 double bedrooms, a single and the house bathroom.

Outside, the property has a small low-maintenance garden to the front aspect and private rear garden with patio seating areas.

Location



Cold Cotes is a small hamlet on the western edge of the stunning Yorkshire Dales, with great walks from the front door - including ascents of Ingleborough, one of the Yorkshire 3 Peaks. The larger village of Clapham is close by with an excellent village shop and pub. Settle and Kirkby Lonsdale can be easily reached via the A65 and both provide a good range of shops, pubs and bars. Both have Booths supermarkets.

Kendal and Skipton can also be easily reached, along with the M6 at Crooklands. Lancaster and the M6 are around 25 minutes in the car. Trains can be caught at Clapham Station on the Leeds/Lancaster line, and the famous Settle to Carlisle line can be boarded in the town. As well as the Yorkshire Dales National Park, Cold Cotes is a good base for day trips to the Lake District, Morecambe Bay and the Forest of Bowland Area of Outstanding Natural Beauty.

Property Information

Freehold property. Council Tax Band E. Mains water, drainage and electricity.

Living Room 17'11" x 17'7" (5.46m x 5.37m)



Generous living room with timber framed double glazed windows and external door to the front aspect. UPVC double glazed window to the rear aspect. Timber framed double glazed internal window to the conservatory. Feature fireplace housing log-burning stove. Beams and exposed stonework. Carpet. Electric radiator. Stairs rising to the first floor. Access to:

Kitchen/Diner 18'3" x 9'9" (5.56m x 2.98m)



Good-sized kitchen/diner with UPVC double glazed windows to the front and side aspects. Timber framed double glazed French Doors to the conservatory. Range of base and wall mounted units with worktops. Sink with drainer. Integral cooker and hob with extractor over. Plumbing for dishwasher. Space for dining table. Tiled flooring. Electric storage heater. Access to utility room and:

Conservatory 9'7" x 20'10" (2.92m x 6.35m)



Timber framed double glazed conservatory with French Doors to the rear garden and patio seating. Tiled flooring. Electric Storage Heater.

Utility 6'8" x 8'7" (2.04m x 2.61m)



Useful utility room with timber external door to the front aspect and timber framed double glazed external door to the rear aspect. Range of built-in cupboards. Plumbing for washing machine. Tiled flooring. Electric storage heater. Access to:

WC

Ground floor cloakroom with UPVC double glazed window to the front aspect. WC. Wash hand basin. Tiled flooring.

Landing



Central landing with UPVC double glazed window to the front aspect. Airing cupboard housing hot water cylinder. Carpet. Electric storage heater. Access to bedrooms and house bathroom.

Bedroom 1 18'4" x 10'2" (5.60m x 3.09m)



Good-sized double bedroom with UPVC double glazed windows to the front and rear aspects. Range of built-in bedroom furniture, including wardrobes. Laminate flooring. Electric storage heater.

Bedroom 2 8'10" x 10'11" (2.69m x 3.33m)



Single bedroom or study with UPVC double glazed window to the front aspect. Built-in bed and wardrobe. Laminate flooring. Electric storage heater.

Bedroom 3 9'2" x 9'9" (2.79m x 2.97m)



Double bedroom with UPVC double glazed window to the rear aspect. Loft access. Carpet. Electric storage heater.

Bathroom 5'10" x 7'11" (1.78m x 2.41m)



House bathroom with UPVC double glazed window to the rear aspect. Bath. Vanity unit with wash hand basin. WC. Tiled flooring.

Outside



Small low-maintenance garden to the front aspect. Private split level rear garden with patio seating and shed. On-road parking.

Agent Notes

Fisher Hopper has not tested services, fixtures, fittings, central heating, gas and electrical systems. If in doubt, purchasers

should seek professional advice. Items in these photographs may not be included in the sale of the property.

OFFER PROCEDURE

Fisher Hopper, as Agents in the sale of the property, will formally check the identification of prospective purchasers. In addition the purchaser will be required to provide information regarding the source of funding as part of our offer handling procedure

FINANCIAL ADVICE

Free and no obligation mortgage advice is available on our website. Alternatively, please contact us to arrange a call from our mortgage broker.

Your home is at risk if you do not keep up the repayments on a mortgage or other loan secured on it. Written details available upon request

MARKET APPRAISALS

If you have a property or business which needs a market appraisal or valuation, our local knowledge, experience and coverage will ensure you get the best advice. Our Guild Referral Network of over 800 specially selected offices can provide this no obligation service anywhere in the country. Call or email now to let us get you moving.

FISHER HOPPER

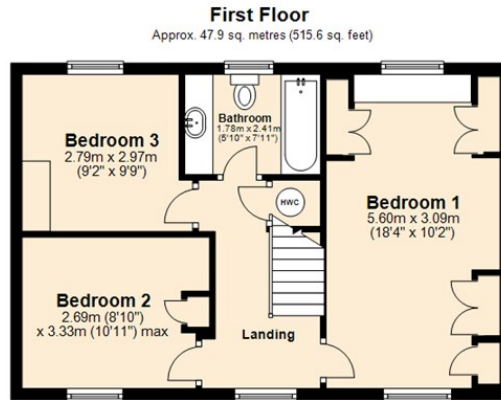
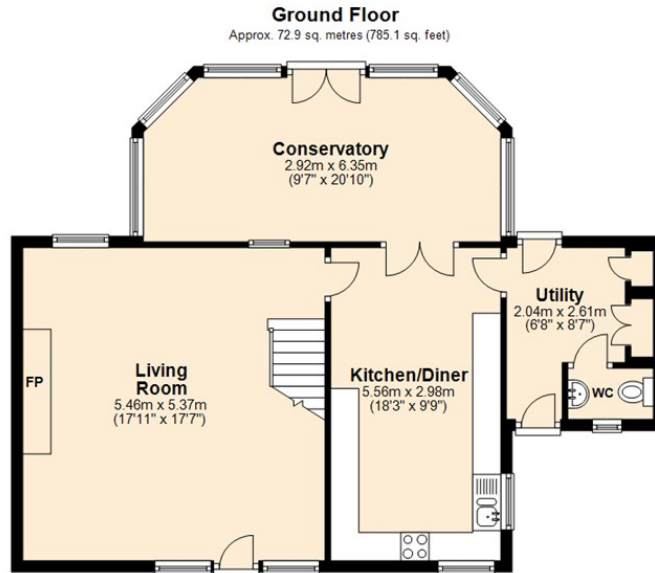
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FLOOR PLANS

Please note, floor plans are not to scale and are for illustration purposes only. Plans are produced using PlanUp.

Floor Plan



Total area: approx. 120.8 sq. metres (1300.7 sq. feet)
Langdale Barn, Cold Cotes

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

